

INTERIM EDDS ADMINISTRATIVE INTERPRETATION

Owen B. Carter, P.E., County Engineer

SUBJECT: ELIMINATION OF PLANTER STRIPS AT CRITICAL AREAS OR BY CITY REQUEST

Referenced EDDS Sections:

- a. EDDS 3-10.A, "Road Ends"
- b. EDDS 4-01.A, "Landscaping"
- c. SD 3-020, "Typical Arterial Road – Urban Areas"
- d. SD 3-050, "Typical Non-Arterial Road – Urban Areas"
- e. EDDS 1-08, "Alternate Standards"

DISCUSSION:

- a. **EDDS 3-10.A(6)** makes planter strips optional around permanent or temporary road ends.
- b. **EDDS 4-01.A** requires planter strips on most urban roads. However, allowances are made in this section and in several EDDS standard drawings for elimination of planter strips.
- c. **SD 3-020, Note 5** allows the urban arterial road section to be altered where a stream or wetland borders the road.
- d. **SD 3-050, Note 8** allows the urban non-arterial road section to be altered where a stream or wetland borders the road.
SD 3-050, Note 9 eliminates the planter strip requirement for roads serving ≤ 90 ADT with no potential for connectivity.
- e. **EDDS 1-08** allows the use of city design standards in urban growth areas (UGAs). An EDDS deviation is required to approve a city's standard if it is considered a lesser standard than the county's. Some cities prefer to eliminate planter strips or place them in locations other than between the curbs and sidewalks.

For purposes of this document, the phrase "stream or wetland" in the EDDS shall be construed to mean *any critical area or its buffer*.

INTERPRETATION INSTRUCTIONS:

An interim interpretation of the above EDDS' requirements is hereby approved to allow either of the following:

- a. Elimination of planter strips from the required county urban road section in any of the following situations:
 - around permanent or temporary road ends (EDDS 3-10.A(6));
 - where a critical area or its buffer borders a county arterial right-of-way or a private road easement (SD 3-020, Note 5);
 - where a critical area or its buffer borders a county non-arterial right-of-way or a private road easement (SD 3-050, Note 8); or
 - on a road serving ≤ 90 ADT with no potential for connectivity (SD 3-050, Note 9).

This modified section applies to the area where the critical area or its buffer intersect the right-of-way or road easement. The remaining road frontage shall be built to the standard urban road section.

or

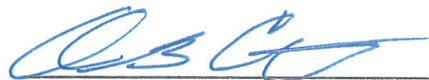
- b. Use of a city's applicable road standard in the UGA if the standard does not include planter strips and the city makes a specific written request (refer to EDDS 1-08). The city standard would apply to the development's road frontage and internal roads.

This interpretation will not compromise public health, safety or welfare.

EDDS DEVIATION REQUIRED:

An EDDS DEVIATION is required to:

- reduce the right-of-way width to be deeded or dedicated where planter strips have been eliminated, or
- eliminate planter strips along property frontage outside areas where the critical area or its buffer intersect the right-of-way or easement.

 5/30/08

Owen B. Carter
County Engineer

Date

This interim EDDS administrative interpretation is approved pursuant to the SCC 13.01.020(4) delegation of authority from the County Engineer.

Reviewer

Date

Project Name

PFN

Discussion (if necessary):